



City of Chicago



O2020-4729

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/7/2020
Sponsor(s):	Dept./Agency
Type:	Ordinance
Title:	Public hearings on establishment of Special Service Area No. 75, Oak Street
Committee(s) Assignment:	Committee on Economic, Capital and Technology Development

ORDINANCE

WHEREAS, special service areas may be established pursuant to (i) Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, (ii) the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time (the "Special Service Area Tax Law), and (iii) the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time (the "Property Tax Code"); and

WHEREAS, the City Council of the City of Chicago (the "City Council") finds that it is in the public interest that consideration be given to the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 75 (the "Area") and to the authorization of the levy of a special annual services tax (the "Services Tax") for a period of ten (10) years within the Area for the purposes set forth herein; that the Area is contiguous; and that said special services are in addition to municipal services provided by and to the City of Chicago generally, and it is, therefore, in the best interests of the City of Chicago that the creation of the Area and the levy of the Services Tax within the Area for the services to be provided be considered; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The preambles of this ordinance are hereby incorporated herein as if set out herein in full.

SECTION 2. A public hearing shall be held by the Committee on Economic, Capital and Technology Development of the City Council of the City of Chicago at the City Council Chambers, City Hall, Chicago, Illinois (the "Hearing"), or in the alternative by remote means with instructions for how to attend the public hearing and participate in oral public comment to be provided on the City Clerk's website, in order to consider the creation of the Area and the authorization of the levy of the Services Tax. At the Hearing there will be considered the levy of the Services Tax upon the taxable property within the Area sufficient to produce revenues required to provide special services in the Area. The Services Tax shall not exceed the annual sum of 0.62 percent of the equalized assessed value of the taxable property within the Area. The Services Tax shall be authorized to be levied in the years 2020 through and including 2029. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in the year 2020 is \$272,292. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, as amended from time to time. The special services to be considered include, but not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, public health and safety programs, and other activities to promote commercial and economic development, which will be hereinafter referred to collectively as the "Special Services." The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law. The Special Services shall be in addition to services provided to and by the City of Chicago generally. The Area shall consist of territory described

on Exhibit 1 hereto and hereby incorporated herein. The approximate street location of said territory consists of both sides of Oak Street between Rush Street and Michigan Avenue.

SECTION 3. Notice of the Hearing shall be published at least once, not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the City of Chicago. In addition, notice by mail shall be given by depositing said notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each property lying within the Area. The notice shall be mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property.

SECTION 4. Notice of the Hearing shall be substantially in the following form:

Notice of Public Hearing

City of Chicago Special Service Area Number 75.

Notice is hereby given that at _____ o'clock ____m., on the _____ day of _____, 2020 at the _____, City Hall, 121 North LaSalle Street, Chicago, Illinois, a public hearing will be held by the Committee on Economic, Capital and Technology Development of the City Council of the City of Chicago, or in the alternative by remote means with instructions for how to attend the public hearing and participate in oral public comment to be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>], in order to consider the creation of an area within the City of Chicago to be known and designated as Special Service Area Number 75 (the "Area") and the authorization of the levy of a special annual services tax (the "Services Tax") within the Area. The Services Tax under consideration shall be authorized to be levied in the years 2020 through and including 2029. The purpose of creating the Area shall be to provide special services within the Area, which may include, but not limited to: customer attraction, public way aesthetics, sustainability and public place enhancements, economic/business development, public health and safety programs, and other activities to promote commercial and economic development, which will be hereinafter referred to collectively as the "Special Services." The Special Services may include new construction or maintenance. Some or all of the proceeds of the proposed Services Tax are anticipated to be used by an entity other than the City of Chicago to provide the Special Services to the Area, which such entity shall be a "service provider" pursuant to a "services contract," each as defined in the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended from time to time.

At the hearing there will be considered a Services Tax to be levied against the taxable property included within the Area for the provision of the Special Services not to exceed the annual sum of 0.62 percent of the equalized assessed value of

taxable property within the Area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Area in the year 2020 is \$272,292. The Services Tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time.

The Area shall consist of the territory described herein and incorporated hereto as Exhibit 1. The approximate street location of said territory consists of both sides of Oak Street between Rush Street and Michigan Avenue.

At the public hearing any interested person, including all persons owning taxable real property located within the proposed Area, affected by the creation of the Area and the levy of the Services Tax may file with the City Clerk of the City of Chicago written objections to and may be heard orally with respect to any issues embodied in this notice. The Committee on Economic, Capital and Technology Development of the City Council of the City of Chicago shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes fixing the time and place it will reconvene.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the boundaries of the proposed Area and by at least fifty-one percent (51%) of the landowners included within the boundaries of the proposed Area objecting to the creation of the Area and the levy of the Services Tax therein is filed with the City Clerk of the City of Chicago within sixty (60) days following the final adjournment of the public hearing, the Area shall not be created and the Services Tax shall not be levied.

By order of the City Council of the City of Chicago, Cook County, Illinois.

Dated this _____ day of _____, 20__.

City Clerk, City of Chicago,
Cook County, Illinois

SECTION 5. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 6. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 7. This ordinance shall become effective from its passage and approval.

EXHIBIT 1

Legal Description and Permanent Index Numbers

See attached pages.

Proposed SSA #75 Oak Street – Legal Description

ALL THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF OAK STREET WITH THE CENTERLINE OF RUSH STREET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RUSH STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN COLLINS' SUBDIVISION OF THE SOUTH HALF OF BLOCK 7 OF CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3 AFORESAID;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 1 IN COLLINS' SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF THE VACATED 10 FOOT WIDE ALLEY EAST OF RUSH STREET;

THENCE NORTH ALONG SAID CENTERLINE OF THE VACATED 10 FOOT WIDE ALLEY EAST OF RUSH STREET AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF THE 17 FOOT WIDE ALLEY NORTH OF OAK STREET;

THENCE EAST ALONG SAID CENTERLINE OF THE 17 FOOT WIDE ALLEY NORTH OF OAK STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE WEST 115 FEET 2 INCHES OF LOT 21 IN COLLIN'S SUBDIVISION OF THE SOUTH HALF OF BLOCK 7 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 115 FEET 2 INCHES OF LOT 21 IN COLLIN'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF OAK STREET;

THENCE WEST ALONG SAID CENTERLINE OF OAK STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 25 FEET OF LOT 5 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN THE SUBDIVISION OF THE NORTH HALF OF BLOCK 8 OF CANAL TRUSTEE'S SUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF THE WEST 25 FEET OF LOT 5 IN LAWRENCE'S SUBDIVISION TO THE CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET;

THENCE WEST ALONG SAID CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 5 IN WETZLER'S SUBDIVISION OF PARTS OF LOTS 1 TO 4, INCLUSIVE, IN THE SUBDIVISION OF THE NORTH HALF OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF FRACTIONAL SECTION 3 AFORESAID;

Proposed SSA #75 Oak Street – Legal Description

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF LOT 5 IN WETZLER'S SUBDIVISION TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN WETZLER'S SUBDIVISION TO THE WEST LINE THEREOF;

THENCE SOUTH ALONG SAID WEST LINE OF LOT 5 IN WETZLER'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET;

THENCE WEST ALONG SAID CENTERLINE OF THE 10 FOOT WIDE ALLEY NORTH OF WALTON STREET AND THE WESTERLY EXTENSION THEREOF TO THE CENTERLINE OF RUSH STREET;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF RUSH STREET TO ITS INTERSECTION WITH THE CENTERLINE OF OAK STREET AFORESAID, AND THE POINT OF BEGINNING,

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

PIN LIST – SSA #75 OAK STREET

17-03-204-009-0000	17-03-207-019-0000
17-03-204-035-0000	17-03-207-020-0000
17-03-204-039-0000	17-03-207-022-0000
17-03-204-040-0000	17-03-207-023-0000
17-03-204-041-0000	
17-03-204-042-0000	
17-03-204-043-0000	
17-03-204-044-0000	
17-03-204-045-0000	
17-03-204-046-0000	
17-03-204-047-0000	
17-03-204-048-0000	
17-03-204-051-0000	
17-03-204-052-0000	
17-03-204-053-0000	
17-03-204-054-0000	
17-03-204-055-0000	
17-03-204-057-0000	
17-03-204-059-0000	
17-03-207-007-0000	
17-03-207-008-0000	
17-03-207-009-0000	
17-03-207-010-0000	
17-03-207-011-0000	
17-03-207-014-0000	
17-03-207-015-0000	
17-03-207-016-0000	
17-03-207-017-0000	
17-03-207-018-0000	